

*City of Las Vegas*

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JUNE 17, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-34320 – REQUIRED REVIEW – APPLICANT: EZPAWN  
NEVADA INC - OWNER: BERKE FAMILY TRUST

---

**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:      APPROVAL**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is a Required Review of a previously approved Special Use Permit (U-0015-99) for a Pawn Shop at 1501 East Charleston Boulevard.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
01/18/67	The Board of City Commissioners approved a request for Rezoning (Z-0070-66) from R-1 (Single Family Residential) to C-1 (Limited Commercial) of property generally located on the northwest corner of East Charleston Boulevard and South 16 <sup>th</sup> Street. The Planning Commission recommended approval on 01/12/69.
09/07/77	The Board of City Commissioners approved a request for Rezoning (Z-0057-77) from C-1 (Limited Commercial) to C-2 (General Commercial) of property located at 1555 East Charleston Boulevard. The Planning Commission recommended denial on 08/11/77.
04/12/99	The City Council approved a request for a Special Use Permit (U-0015-99) for a Pawn Shop at 1555 East Charleston Boulevard. The Planning Commission recommended approval on 03/11/99.
06/07/00	The City Council approved a request for a Required Review [U-0015-99(1)] of a previously approved Special Use Permit (U-0015-99) for a Pawn Shop at 1501 East Charleston Boulevard. The Planning Commission recommended approval on 04/27/00.
07/18/01	The City Council approved a request for a Required Review [U-0015-99(2)] for a Pawn Shop at 1501 East Charleston Boulevard. The Planning Commission recommended approval on 06/14/01.
<b><i>Related Building Permits/Business Licenses</i></b>	
c.1955	Building on site constructed
02/03/93	A business license (P04-00023) was issued for a Pawn Shop at 1501 East Charleston Boulevard. The license is still active.
07/08/94	A business license (P08-00010) was issued for an Auto Pawn Broker at 1501 East Charleston Boulevard. The license is still active.
07/08/94	A business license (S25-00039) was issued for a Secondhand Dealer- Class II at 1501 East Charleston Boulevard. The license is still active.
05/26/95	A business license (F03-00051) was issued for a Pistol Permit at 1501 East Charleston Boulevard. The license is still active.
09/29/99	A building permit (99019031) was issued for interior remodel at 1501 East

	Charleston Boulevard. The permit was finalized on 01/24/00.
--	---

07/05/05	A business license (N02-00036) was issued for a Non-Depository Lending Facility at 1501 East Charleston Boulevard. The license is still active.
----------	---

<b><i>Pre-Application Meeting</i></b>
A pre-application meeting is not required for this type of application, nor was one held.
<b><i>Neighborhood Meeting</i></b>
A neighborhood meeting is not required for this type of application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.455

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Pawn Shop and Parking Lot	C (Commercial)	C-1 (Limited Commercial) and C-2 (General Commercial)
North	Fire Station	PF (Public Facilities)	C-V (Civic)
South	Cash Loan/Parking Lot	C (Commercial)	C-1 (Limited Commercial) and C-2 (General Commercial)
	Retail Establishment	C (Commercial)	C-1 (Limited Commercial)
East	Offices	C (Commercial)	C-1 (Limited Commercial)
West	Retail Establishments, Offices, Church	C (Commercial)	C-1 (Limited Commercial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## ANALYSIS

This is the third Required Review of a previously approved Special Use Permit (U-0015-99) for a Pawn Shop at 1501 East Charleston Boulevard. Staff conducted a field inspection of the subject site and found the area surrounding the building free of trash/debris with the landscaping

areas well maintained. There were no outside sales or storage of merchandise. Business licenses for a Pawn Shop (P04-00023), Auto Pawn Broker (P08-00010), Secondhand Dealer (S25-00039),

Pistol Permit (F03-00051), and Non-Depository Lending Facility (N02-0036) were issued, and are currently active at the location.

## **FINDINGS**

The subject site is located in C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts. No unfavorable reports from the Metropolitan Police Department have been reported regarding the business, nor have there been any Code Enforcement violations. The business complies with all the conditions of approval as listed for Special Use Permit (U-0015-99); therefore, staff is recommending approval of this request with no further reviews.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** 332

**APPROVALS** 0

**PROTESTS** 0